

Municipal Building Committee Meeting Minutes
February 11, 2020

Members in Attendance: Dick Stover, Peter Cohen, Brad Havill, Stephanie Beling, Melissa Roller, Pat Callahan, Kathryn Wilson, Roger Manzolini, Gloria Morse, Kristin Smith, Danielle Fillio

Others in Attendance: Curtis Edgin (O & M), Dan Pallotta (P3) Rob Todisco (P3)

Public in Attendance: Katherine & John Kennum, Bob Gniadek, Candy Mountain, Neal Pilson

Meeting called to order at 5:31pm

Motion to approve minutes from January 30,2020, seconded and approved

Dan update: Any changes we make have an effect on budget. He is hoping to get final direction on building tonight. In two meetings we will hopefully have hard numbers to begin educating the public.

Curtis Update: Shared the program numbers, reviewed the options he presented at the previous meeting. Reviewed site concept and answered some of the committee's questions regarding the site plan that were posed at the previous meeting. Reviewed "mass" plans.

He updated the community space at 1500sf, which is comparable to the size of the upstairs meeting room (including partitioned areas) of the current town hall. Also changed the "toilet" rooms to address the codes and the appropriate uses (unisex vs. male/female vs family). Main entrance way has been tightened up and can be used in a multipurpose manner.

Regarding historical storage space: In town offices it is assured that there will be records accessible as needed. There will be storage for long term needs (with temperature control). Gloria and Danielle have figured this out.

Discussion was had regarding the benefits of having the library or the townhall over the basement area. What the cost difference is, what the basement would be used for and the library versus townhall hill views. Dan explained that no matter which one was over the basement, it does not change that we will need to have a basement due to the topography.

The size and uses of the community space was discussed and the concern that the townspeople may feel it is too large was discussed. Danielle pointed out that the community room will be used for all board and committee meetings in addition to other community events. Dan recommended calling it a "multipurpose room" to clarify how it will be used.

Dan presented the committee with some questions to help him move forward with the planning process: How do we see heating and cooling the building? This can affect the operational cost. Dan needs direction on this. Pat expressed that she feels that we should be using solar as much as we can. Questions were asked about geothermal. Dan recommended Variable Refrigerative Flow. The estimators will look at all the options.

What should the exterior look like? Discussion was had about the aesthetics of the exterior. It was the judgement of the committee that it should fit into the New England Landscape and be able to compliment the school and recall the current town hall in some way as well.

Danielle asked if we think we will be prepared for a town vote for May. Dan rephrased the question as; if on February 24th we have all the data will we then be ready? Danielle had specific questions regarding needed information for the fiscal advisor. At the February 24th meeting Rob will have first estimates.

Upcoming Meetings: Monday February 24th at 5:30 at Townhall
Tuesday March 10th at 5:30 in the Library

On February Pat will be absent. Mark will be absent. Kathryn will chair the meeting.

Motion to adjourn was made at 7:04pm. Seconded and approved.